

FOR SALE OR LEASE

Colliers

167,120 SF ON ±9.75 ACRES

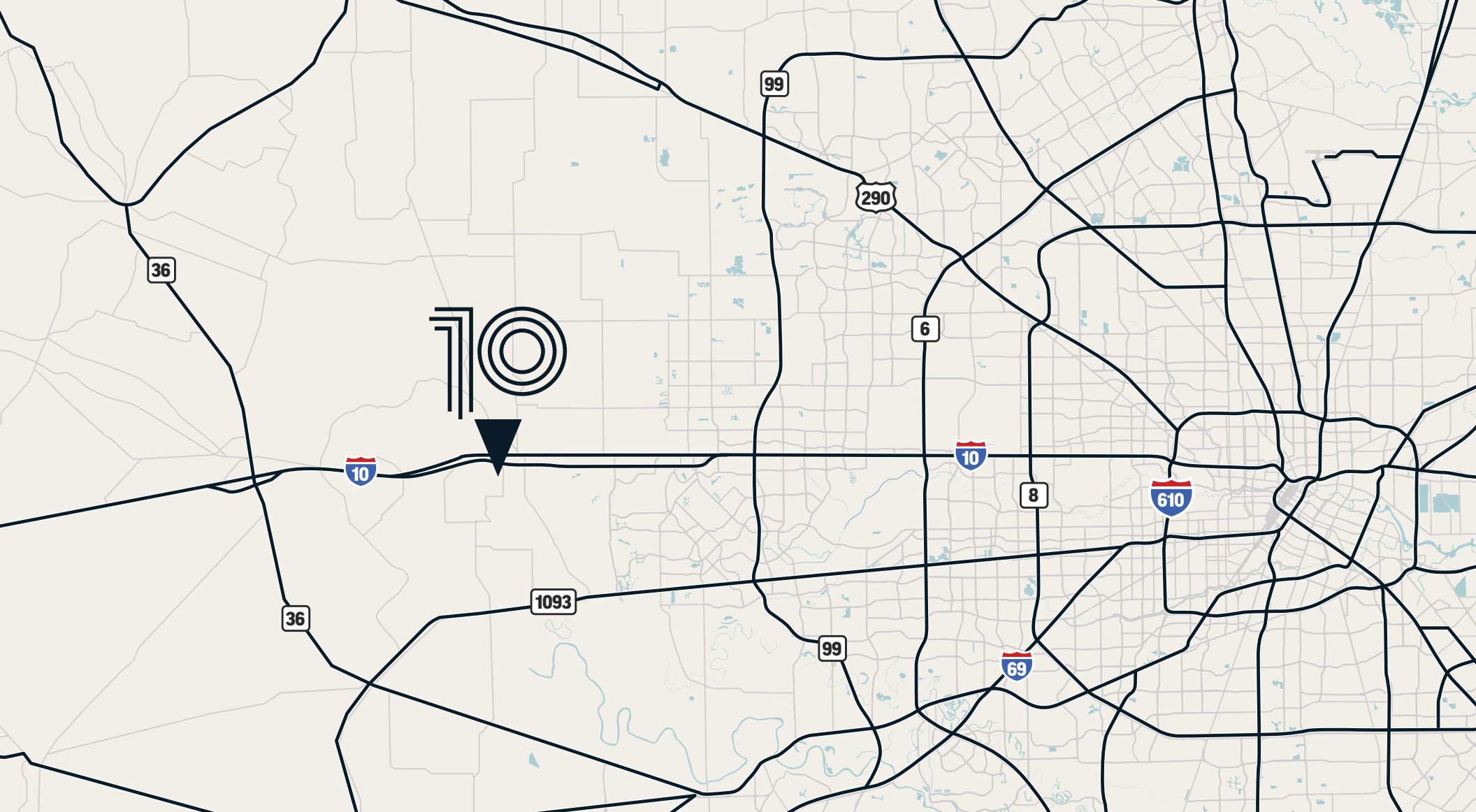


WESTSIDE
INDUSTRIAL PARK



NOW AVAILABLE FOR OCCUPANCY

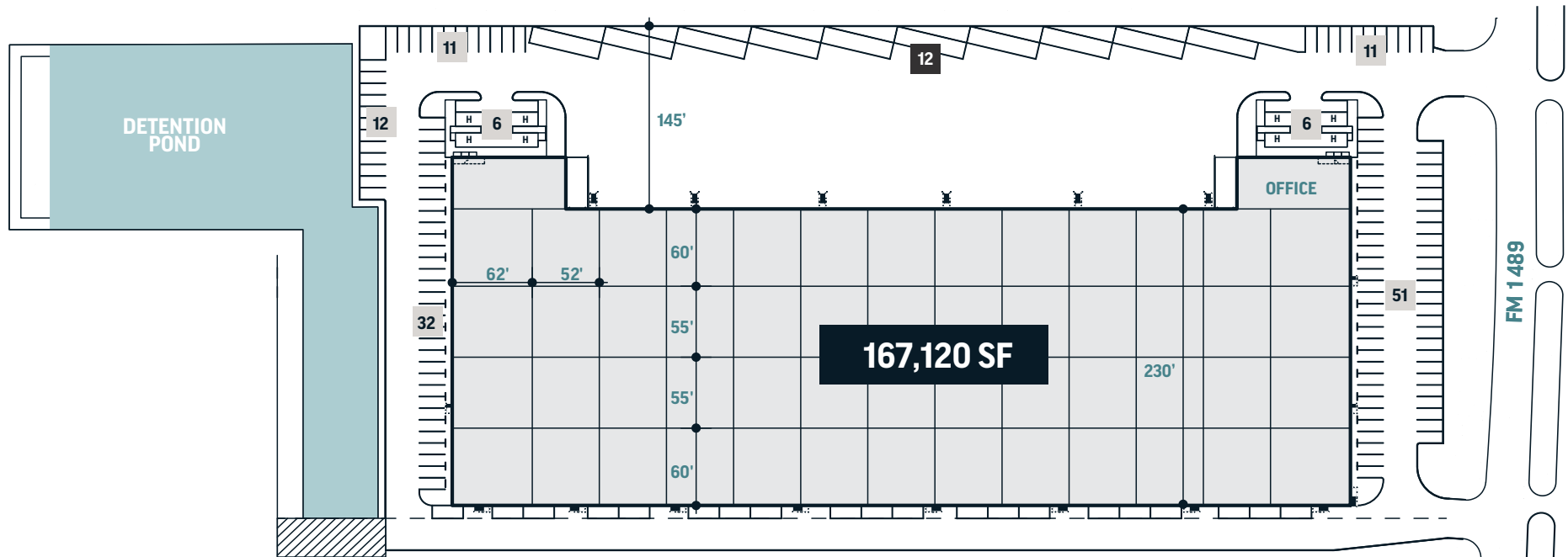
814 FM 1489 | Brookshire, Texas 77423



WESTSIDE
INDUSTRIAL PARK

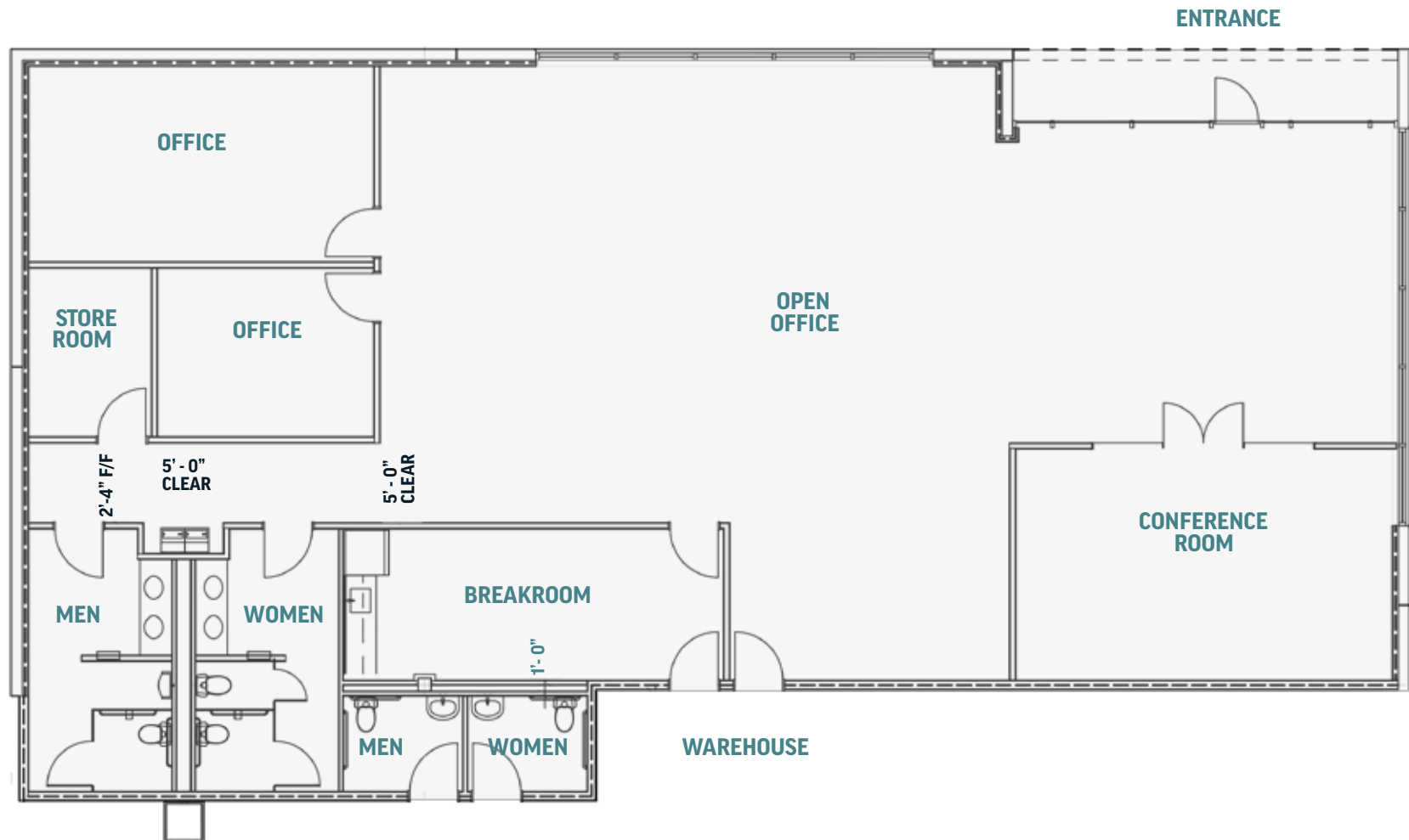


WESTSIDE 10 Industrial Park is a 167,120 SF front-load industrial warehouse located in business-friendly Brookshire, TX, just 40 miles west of Houston. The Class A shell warehouse is available for immediate occupancy and can be fully fenced and secured.

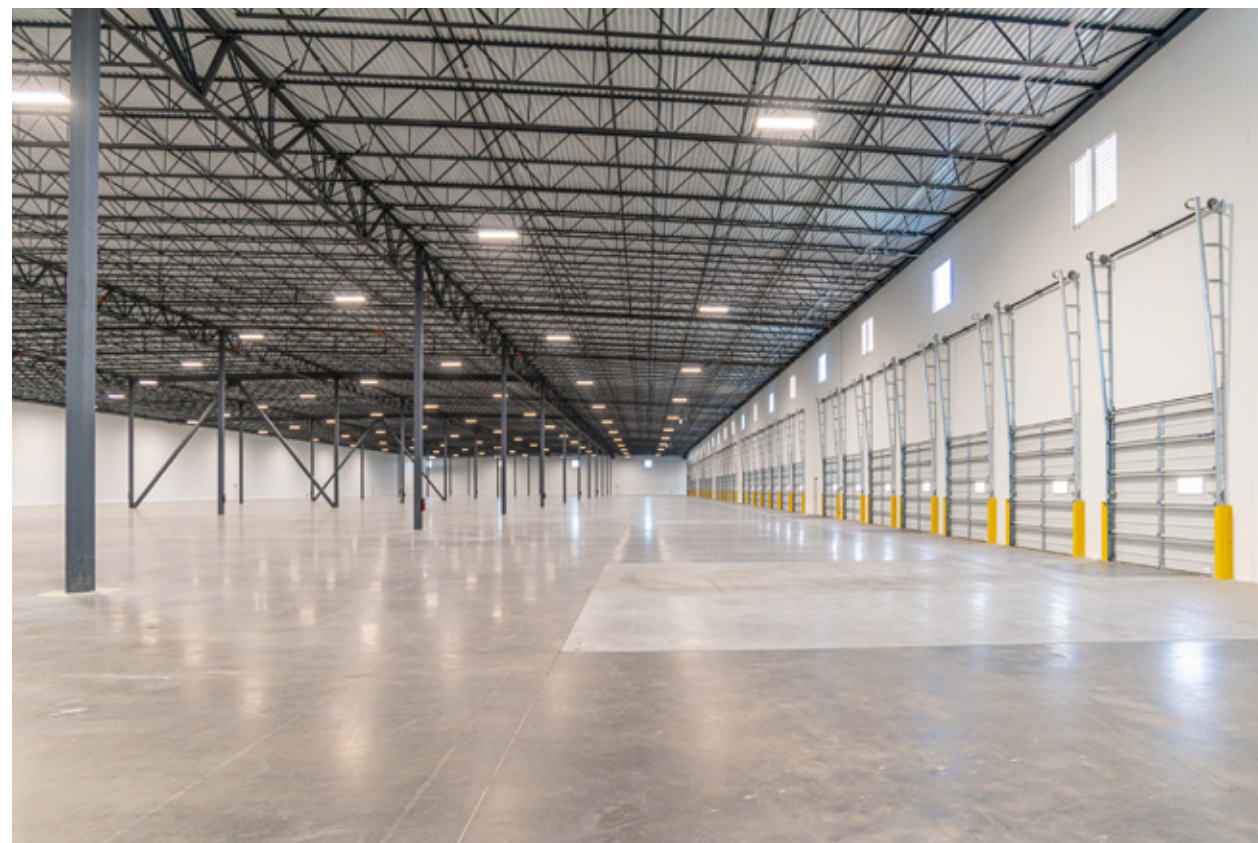


PROPERTY HIGHLIGHTS

- 167,120 SF on ± 9.75 AC (divisible)
- 3,802 SF spec office
- Front-load configuration
- 32' clear height
- ESFR sprinklers
- 50' x 52' typical column spacing
- 60' speed bay
- 38 dock-high doors
- 12 30,000 lb. pit levelers
- 2 12' x 14' overhead doors with ramp
- 145' truck court
- 149 auto parking spaces
- 12 dedicated trailer parking spaces
- LED warehouse lights
- 3-phase / 1,200 amps power
- City of Brookshire utilities
- Natural gas stubbed into building
- 2.36% tax rate
- Ability to be fully fenced & secured
- Outside floodplain
- Located in an opportunity zone









WESTSIDE INDUSTRIAL PARK

The logo graphic consists of three vertical parallel lines of increasing height from left to right, followed by three concentric circles to the right of the lines.

FOR LEASING INFORMATION:

Colliers

Robert McGee, SIOR

Principal, EVP
+1 713 410 9931
robert.mcgee@colliers.com

Taylor Schmidt, SIOR, CCIM

Principal, EVP
+1 832 496 6518
taylor.schmidt@colliers.com

Austin Bartula

Vice President
+1 713 818 6173
austin.bartula@colliers.com

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Designated Broker of Firm	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
Email	Phone

Robert McGee SIOR	605352
Sales Agent/Associate's Name	License No.
robert.mcgee@colliers.com	+713 835 0075
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date